

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. Name of proposed project, if applicable:

The adoption of an ordinance amending City development regulations relating to the regulation of Essential Public Facilities.

2. Name of Applicant:

City of Seattle Department of Planning and Development

3. Address and phone number of applicant and contact person:

Applicant: City of Seattle
Department of Planning and Development (DPD)
700 – 5th Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98124-4019

Contact: William Mills
206-684-8738

4. Date checklist prepared:

August 11, 2011

5. Agency requesting checklist:

City of Seattle Department of Planning and Development.

6. Proposed timing or schedule (include phasing if applicable):

The proposed ordinance will likely be considered in a public hearing and acted upon by the City Council in late 2011 or early 2012.

7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:

The proposed ordinance would apply to the siting of essential public facilities located in Seattle.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

No other environmental information is known that has been prepared directly for this proposed ordinance.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

This is a nonproject action and as such, the question is inapplicable.

10. List any governmental approvals or permits that will be needed for your proposal, if known:

Approval by Mayor and City Council.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

Amendments to the City's development regulations are needed to update the City's existing regulations related to essential public facilities. The proposal would accomplish the following:

- Define the term "essential public facilities" to include all the uses identified in RCW 36.70A.200, as well as the uses currently included in the Land Use Code definition in Section 23.84A.010.
- In addition to sewage treatment plants, expand the list of essential public facilities to include "sewage or stormwater treatment, storage or pumping facilities."
- Amend development regulations to expressly allow modification or waiver of "development regulations" that would preclude the siting of an essential public facility, as required by the Growth Management Act (GMA).
- Consolidate regulations pertaining to essential public facilities, including the process for modification or waiver of development regulations, in Chapter 23.80
- Provide cross-references to Chapter 23.80 in separate amendments to the Shoreline Code (Chapter 23.60), and to other Seattle Municipal Code sections outside of Title 23 that contain development regulations.
- Add a new section 23.80.006 to provide an application process for waiver or modification of development regulations applicable to an essential public facility, expressly allowing the waiver or modification to the extent necessary to site the facility, and authorizing the imposition of mitigation to avoid or modify any adverse effects that may result from the waiver or modification.
- Provide that if an applicant pursues waiver or modification of development regulations under Section 23.80.006, it is not necessary to seek relief from application of development regulations through any other process, such as a variance, exception, exemption, or similar procedure.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposal applies to all property within the City of Seattle.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

This is a nonproject action and as such, the question is inapplicable.

- b. What is the steepest slope on the site (approximate percent slope)?**

This is a nonproject action and as such, the question is inapplicable.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

This is a nonproject action and as such, the question is inapplicable.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

This is a nonproject action and as such, the question is inapplicable.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

This is a nonproject action and as such, the question is inapplicable.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.**

This is a nonproject action and as such, the question is inapplicable.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

This is a nonproject action and as such, the question is inapplicable.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:**

This is a nonproject action and as such, the question is inapplicable.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

This is a nonproject action and as such, the question is inapplicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

This is a nonproject action and as such, the question is inapplicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

This is a nonproject action and as such, the question is inapplicable.

3. Water

- a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a nonproject action and as such, the question is inapplicable.

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a nonproject action and as such, the question is inapplicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a nonproject action and as such, the question is inapplicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

This is a nonproject action and as such, the question is inapplicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

This is a nonproject action and as such, the question is inapplicable.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

This is a nonproject action and as such, the question is inapplicable.

b. Ground Water:

- 1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

This is a nonproject action and as such, the question is inapplicable.

- 2) Describe waste material that will be discharged into the ground for septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a nonproject action and as such, the question is inapplicable.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a nonproject action and as such, the question is inapplicable.

2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a nonproject action and as such, the question is inapplicable.

d. Proposed measures to reduce or control surface, ground or runoff water impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

4. Plants

a. Check the types of vegetation found on the site:

☒ Deciduous tree: alder, maple, aspen, other

☒ Evergreen tree: fir, cedar, pine, other

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ Water plants: water lily, eelgrass, milfoil, other

☒ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

This is a nonproject action and as such, the question is inapplicable.

c. List threatened or endangered species known to be on or near the site:

This is a nonproject action and as such, the question is inapplicable.

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:

This is a nonproject action and as such, the question is inapplicable.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

This is a nonproject action and as such, the question is inapplicable.

b. List any threatened or endangered species known to be on or near the site.

This is a nonproject action and as such, the question is inapplicable.

c. Is the site part of a migration route? If so, explain.

This is a nonproject action and as such, the question is inapplicable.

d. Proposed measures to preserve or enhance wildlife, if any:

This is a nonproject action and as such, the question is inapplicable.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing etc.**

This is a nonproject action and as such, the question is inapplicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

This is a nonproject action and as such, the question is inapplicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

This is a nonproject action and as such, the question is inapplicable.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.**

This is a nonproject action and as such, the question is inapplicable.

- 1) Describe special emergency services that might be required.**

This is a nonproject action and as such, the question is inapplicable.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

This is a nonproject action and as such, the question is inapplicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

This is a nonproject action and as such, the question is inapplicable.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

This is a nonproject action and as such, the question is inapplicable.

3) Proposed measures to reduce or control noise impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

This is a nonproject action and as such, the question is inapplicable.

b. Has the site been used for agriculture? If so, describe.

This is a nonproject action and as such, the question is inapplicable.

c. Describe any structures on the site.

This is a nonproject action and as such, the question is inapplicable.

d. Will any structures be demolished? If so, what?

This is a nonproject action and as such, the question is inapplicable.

e. What is the current zoning classification of the site?

Properties subject to the proposal are located in all zones throughout the City of Seattle.

f. What is current comprehensive plan designation of the site?

Properties subject to the proposal are within all types of comprehensive plan designations within the City of Seattle.

g. If applicable, what is the current shoreline master program designation of the site?

The area subject to the proposed amendment could include sites located within the shoreline overlay districts and within various shoreline designations. The proposed changes will not result in changes to any shoreline designation.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The variety of sites proposed to be regulated by the legislation could include some sites with "environmentally sensitive" areas.

i. Approximately how many people would reside or work in the completed project?

This is a nonproject action and as such, the question is inapplicable.

j. Approximately how many people would the completed project displace?

This is a nonproject action and as such, the question is inapplicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

As required by the Growth Management Act, RCW 36.70A.200, the Seattle Comprehensive Plan (section G of the Capital Facilities Element) describes a process for siting essential public facilities, including the requirement that development regulations not preclude the siting of an essential public facility. The proposed ordinance is compatible with the GMA and Comprehensive Plan because it updates and implements the policies and requirements of the GMA and the Comprehensive Plan pertaining to the siting of essential public facilities.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a nonproject action and as such, the question is inapplicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a nonproject action and as such, the question is inapplicable.

c. Proposed measures to reduce or control housing impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a nonproject action and as such, the question is inapplicable.

b. What views in the immediate vicinity would be altered or obstructed?

This is a nonproject action and as such, the question is inapplicable.

c. Proposed measures to reduce or control aesthetic impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a nonproject action and as such, the question is inapplicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a nonproject action and as such, the question is inapplicable.

- c. What existing off-site sources of light or glare may affect your proposal?**

This is a nonproject action and as such, the question is inapplicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

This is a nonproject action and as such, the question is inapplicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

This is a nonproject action and as such, the question is inapplicable.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

This is a nonproject action and as such, the question is inapplicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

This is a nonproject action and as such, the question is inapplicable.

13. Historical and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

The proposed amendments are a non-project action, applicable to sites throughout the City of Seattle. City, State and National Landmarks are found throughout the city.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**

This is a nonproject action and as such, the question is inapplicable.

c. Proposed measures to reduce or control impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

This is a nonproject action and as such, the question is inapplicable.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

This is a nonproject action and as such, the question is inapplicable.

c. How many parking spaces would the completed project have? How many would the project eliminate?

This is a nonproject action and as such, the question is inapplicable.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

This is a nonproject action and as such, the question is inapplicable.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a nonproject action and as such, the question is inapplicable.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This is a nonproject action and as such, the question is inapplicable.

g. Proposed measures to reduce or control transportation impacts, if any:

This is a nonproject action and as such, the question is inapplicable.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This is a nonproject action and as such, the question is inapplicable.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a nonproject action and as such, the question is inapplicable.

16. Utilities

a. Utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

This is a nonproject action and as such, the question is inapplicable.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a nonproject action and as such, the question is inapplicable.

C. SIGNATURE

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Because development regulations regulating such pollution generally pertain to the construction and operation of facilities rather than the siting of facilities, it is unlikely that the potential waiver or modification of development regulations as required by the GMA would result in increased pollution. Additionally, the ordinance authorizes conditioning to mitigate potential impacts that might result from the waiver or modification of a development regulation, were it required. At the non-project stage it is not possible to meaningfully assess the potential impacts from a waiver or modification of a development regulation in the absence of a known, proposed essential public facility.

Proposed measures to avoid or reduce such increases are:

Because adoption of the proposed ordinance is unlikely to result in increased pollution for the reasons described above, no mitigation measures are proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Because development regulations affecting plants, animals, fish or marine life generally pertain to the construction and operation of facilities rather than the siting of facilities, it is unlikely that the potential waiver or modification of development regulations as required by the GMA would result in adverse impacts to plants, animals, fish or marine life. Additionally, the ordinance authorizes conditioning to mitigate potential impacts that might result from the waiver or modification of a development regulation, were it required. At the non-project stage it is not possible to meaningfully assess the potential impacts from a waiver or modification of a development regulation in the absence of a known, proposed essential public facility.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Because adoption of the proposed ordinance is unlikely to result in adverse impacts for the reasons described above, no mitigation measures are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

It would not. See answers to questions 2 and 3 above.

Proposed measures to protect or conserve energy and natural resources are:

See answers to questions 2 and 3 above.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as

parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

If a development regulation precluded the siting of an essential public facility and therefore waiver or modification of the regulation is required by the GMA, the waiver or modification might affect such areas depending upon the extent to which the potential effects of such waiver or modification are mitigated, as authorized by the ordinance. At the non-project stage it is not possible to meaningfully assess the potential impacts from a waiver or modification of a development regulation in the absence of a known, proposed essential public facility.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The ordinance authorizes the City to impose development conditions to avoid or mitigate impacts that might result from waiver or modification of a development regulation, were waiver or modification required by the GMA.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?

See answer to question 4 above. Additionally, because the GMA and Comprehensive Plan require the waiver or modification of development regulations that would preclude the siting of an essential public facility, and because the proposed ordinance implements that requirement, the proposed ordinance is compatible with the GMA and the Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The ordinance authorizes the City to impose development conditions to avoid or mitigate impacts that might result from waiver or modification of a development regulation, were waiver or modification required by the GMA.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It would not. See answers to questions 2 and 3 above. Proposed measures to reduce or respond to such demands are:

None, because the proposal is not likely to increase such demands.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal implements the GMA requirement that development regulations not preclude the siting of an essential public facility. The extent to which that requirement conflicts with the requirements of other laws for the protection of the environment depends in part upon the extent to which impacts from the waiver or modification of a development standard is avoided or mitigated, as authorized by the ordinance. At the non-project stage it is not possible to meaningfully assess the potential impacts from a waiver or modification of a development regulation in the absence of a known, proposed essential public facility.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

William K. Mills
Senior Land Use Planner, DPD

August____, 2011
Date

This checklist was reviewed by:

Benjamin S. Perkowski, Senior Land Use Planner, City of Seattle
Department of Planning and Development

_____, 2011
Date